



Innes Street Improvement Grants

Background: In December, 1995 the City of Salisbury hosted a group of architects, planners, landscape architects and a traffic engineer to conduct a study of the visual and functional characteristics of Innes Street, a major transportation arterial which traverses the city. These professionals, under the auspices of the North Carolina Chapter of the American Institute of Architects, participated in a planning workshop known as an Urban Design Assistance Team (UDAT). The UDAT evaluated a broad range of design elements which make up the physical aspects of the street as well as the less tangible human influences that directly affect the corridor and its' broader relationship to the community and region. The UDAT has published, in the form of a booklet entitled *Towards a Vision of the Future - The Innes Street Corridor Study*, an extensive list of recommendations for improving the appearance and functionality of the street in order to enhance its' contribution to civic image and value as an important transportation corridor.

Purpose: The Salisbury Community Appearance Commission, in recognizing the importance of the practical, economic and aesthetic issues in the implementation of the UDAT recommendations, has requested and received funding from the Salisbury City Council for the implementation of an **incentive grant program** to encourage property owners and tenants along the Innes Street corridor to make improvements to the visual and functional aspects of their properties consistent with the intent of the Innes Street Corridor Study.

Eligibility: Properties located within the Innes Street Corridor Study Area or having a direct impact on the corridor as indicated by the UDAT recommendations. Owners or tenants may request incentive grants. However, any tenant must have the owner's written permission as part of the application.

Improvements may include, but are not limited to, facade improvements, sign improvements, landscaping, driveway consolidation, parking improvements, bicycle improvements, pedestrian enhancements, etc. Removal of dilapidated buildings and non-compliant signs may qualify based on the effect that the action will have on the appearance of the corridor.

Properties located within the Municipal Service District are eligible for funding of activities *other than* facade grants.

Criteria: Competitive grants are awarded on a 1 to 1 matching basis by the Community Appearance Commission with weighted consideration of those projects that best exemplify the goals of the *Innes Street Corridor Study* in terms of visibility, quality and contribution to the streetscape and the community.

Proposals for architectural improvements, signs, landscapes, parking and traffic enhancements will be evaluated in terms of compliance with existing ordinances, innovation, context with the surrounding environment, scale, size, horticultural value, technical merit and any other criteria that relates to the project and of its impact on the visual and functional improvement of Innes Street. All rehabilitation design proposals will meet with the code requirements of the City of Salisbury. Any proposed project within a local historic district must receive a Certificate of Appropriateness from the Historic Preservation Commission *prior* to review by the Grant Committee.

Innes Street Improvement Grants generally range up to \$5000. However, an especially significant project requiring matching funds of over \$5000 may be awarded by the Salisbury City Council.

Improvements to specific properties are considered part of the real estate value of said property and shall not be removed or relocated. Failure to comply with this criterion may subject the property owner to financial reimbursement to the City of Salisbury,

Application Process: Applications may be submitted at any time. Applications will be reviewed by the Innes Street Grant Committee in the order in which they are received beginning on an announced date in the first quarter of the fiscal year and continuing periodically as needed until all available funding has been awarded. Grants will be awarded based on the comparative merit of submitted projects as determined by the review committee. An application may be obtained by contacting the **City of Salisbury, Planning Division, PO Box 479, Salisbury, North Carolina 28145-0479, phone (704) 638-5242, email dmogh@salisburync** .

Information on the application shall include the location of the proposed project, a written description of the work, price quotations from contractors (or a list of materials with price estimates), a timetable for completion of the work, photographs, designs, site plans, drawings or renderings, any color charts, lettering, artwork or samples of materials relative to the project. Applications which demonstrate thoughtful consideration and careful planning will influence the award of the grant.

Notification of the award of grants will be made by **Date**. All projects must be completed by the end of the fiscal year (June 30th.) Any request for an extension beyond the end of the fiscal year must be approved by the Innes Street Grant Committee of the Community Appearance Commission. Requests must be submitted by June 15th and must be accompanied by 1) invoices of completed work equal to or greater than twice the dollar amount of the grant, 2) a notarized letter of intent and/or signed construction contract for work described in the original grant application, and 3) a statement from lending institution financing project, if applicable. Completed projects will typically be reimbursed within 30 days of submission of invoices.

Amended by City Council: April 17, 2001